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Micro Records Company, Inc.
Baltimore , Maryland

IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE - NE/cor. Loch Raven Boulevard and Amuska Road (8509 Loch Raven Boulevard) 9th Election District 4th Councilmanic District C & C Holding Company, Petitioner

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 88-100-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve the use of an existing alley as a driveway for access to the proposed parking area and variances to permit 17 parking spaces in lieu of the required 73 spaces and additionally, to permit 9 parking spaces without the required maneuvering area on the lot, as more fully described in Petitioner's Exhibit 1.

Charles Vogel, owner of C & C Holding Company, the Petitioner, appeared and testified and was also represented by Counsel. Paul Lee, engineer and John H. Demick, Esquire also appeared on behalf of the Petitioner. No Protestants appeared.

Testimony indicated that the subject property is located on Loch Raven Boulevard near Amuska Road and is zoned R-1. The Petitioner has used the subject property for the operation of a retail target business in excess of twenty years. The Petitioner is requesting the special hearing and variances in order to construct a one-story addition, less than one-tenth the size of the existing store, to meet its present business needs. The Petitioner testified that the addition will not result in an increase in the number of customers at any given time to the business. There are presently 17 parking spaces on this site. The requested parking customer will not result in any decrease in the present number of spaces. Further testimony indicated that the purpose of the addition is to meet office space demands and a paved area for proper display and storage of products. Testimony indicated that the current available parking spaces are not fully utilized, and that the current number of the lot is sufficient to support the

testimony, the Petitioner introduced as Petitioner's Exhibit 2 pictures taken at various times on various days which indicated unoccupied parking spaces in both the front and back parking areas of the site. Testimony indicated that the existing alley had been used as a driveway to the parking spaces in the rear of this site and has not created any problems for traffic over the past 20 years. The majority of the customers use the front parking spaces and the employees use the rear.

Based upon the testimony and the exhibits presented in this matter, the relief requested in the Petition for Special Hearing should be granted.

The Petitioner seeks relief from Section 409.2.b, pursuant to Section 307, and from Section 409.5 of the Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance and request for use of the existing alley as a driveway for access to the proposed parking were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property and public hearing held on this Petition, and for the reasons given above, the Petitioner's requests for special hearing and variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30th day of September 1987, that the use of an existing alley as a driveway for access to the proposed parking area be approved, and variances to permit 17 parking spaces in lieu of the required 73 spaces and additionally, to permit 9 parking spaces without the required maneuvering area on the lot, in accordance with Petitioner's Exhibit 1, be and are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) The Petitioner will not permit any of his employees to park either personal or business automobiles or trucks in the alley to the rear of the subject property or in any way impede the flow of traffic in the alley.
- 3) All delivery trucks shall access the subject property from Amuska Road and not from the alley.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of Baltimore County

JRH:bjs

cc: S. Eric DiNenna, Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

People's Counsel

File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

September 30, 1987

S. Eric DiNenna, Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

RE: Petition for Special Hearing
NE/cor. Loch Raven Boulevard and Amuska Road (8509 Loch Raven Boulevard)
9th Election District, 4th Councilmanic District
Case No. 88-100-SPH
C & C Holding Company - Petitioner

Dear Mr. DiNenna:

Pursuant to the recent hearing held on the subject case, enclosed please find a copy of the decision rendered. Your Petition for Special Hearing has been granted, subject to the restrictions noted in the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:bjs

Enclosures

cc: People's Counsel

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 307 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a Variance to Section 409.5 the use of existing alley as a driveway for proposed parking.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

S. ERIC DINENNA

(Type or Print Name)

Signature

Address

City and State

409 Washington Avenue, Suite 600

Towson, Maryland 21204

City and State

Attorney's Telephone No. 296-6820

Legal Owner(s):

C & C HOLDING COMPANY

(Type or Print Name)

Signature

Address

City and State

Signature

Address

City and State

4100 N. Charles Street

Baltimore, Maryland 21218

City and State

Phone No.

296-6820

City and State

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PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 402.2 to permit 17 spaces in lieu of the required 73 spaces and 409.2 to permit 9 parking spaces without the required maneuvering area on a lot.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.)

1. Existing building and use in need of expansion.
2. Size and shape of property
3. For other reasons to be presented at the Hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

S. ERIC DINENNA

(Type or Print Name)

Signature

Address

City and State

409 Washington Avenue, Suite 600

Towson, Maryland 21204

City and State

Attorney's Telephone No. (301) 296-6820

Legal Owner(s):

C & C HOLDING COMPANY

(Type or Print Name)

Signature

Address

City and State

Signature

Address

City and State

4100 N. Charles Street

Baltimore, Maryland 21218

City and State

Phone No.

296-6820

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ESTIMATED LENGTH OF HEARING 1 1/2 HRS. + 1 HR. (over)

MON./TUES./WED. - NEXT TWO MONTHS BLITZ

ALL Call

REVIEWED BY: ucr

DATE 9/13/87

Paul Leo P.R.

Paul Leo Engineering Inc.
508 W. Pennsylvania Ave.
Towson, Maryland 21204
301-821-3341

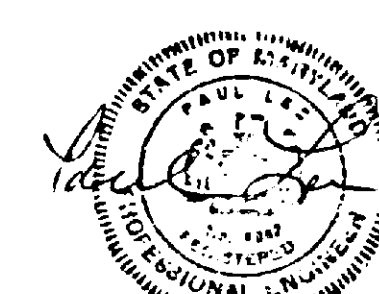
DESCRIPTION

8509 LOCH RAVEN BOULEVARD

9TH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point located at the intersection of the east side of Loch Raven Boulevard with the north side of Amuska Road, said point also being located 25' Northerly from the center of Amuska Road; thence binding on the east side of Loch Raven Boulevard (1) by a curve to the left R=211.48 feet for a length of 100.26 feet, thence leaving said east side of Loch Raven Boulevard (2) S 58° E 192.33 feet to the west side of a 15' alley, thence binding on the west side of a 15' alley (3) S 23°29' W 101.11 feet to the north side of Amuska Road; thence binding on the north side of Amuska Road (4) N 58° W 200 feet to the point of beginning.

Containing 19,750 square feet of land, more or less (17,975 square feet net area - scaled).



Engineers - Surveyors - Site Planners 5/1/87 J. O. 87024

PETITIONS FOR SPECIAL HEARING AND VARIANCE
9th Election District - 4th Councilmanic District
Case No. 88-100-SPHA

LOCATION: Northeast Corner Loch Raven Boulevard and Amuska Road
(8509 Loch Raven Boulevard)
DATE AND TIME: Wednesday, September 2, 1987, at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing to approve the use of existing alley as
a driveway for proposed parking

Petition for Zoning Variance to permit 17 parking spaces in lieu of the required
73 spaces and 9 parking spaces without the required maneuvering area on a lot

Being the property of C & C Holding Company, as shown on plat
plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued
within the thirty (30) day appeal period. The Zoning Commissioner will, however,
entertain any request for a stay of the issuance of said permit during this period
for good cause shown. Such request must be received in writing by the date of the
hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 8/14/87
Posted for: Special Hearing & Variance
Petitioner: C & C Holding Company
Location of property: NE corner Loch Raven Blvd. &
Amuska Rd. - 8509 Loch Raven Blvd.
Location of Sign: Property is on intersection of Loch Raven Blvd. &
Amuska Rd. - 8509 Loch Raven Blvd. on property of C & C
Remarks: 100' G.C. Roadway
Posted by: [Signature] Date of return: 8/14/87
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 13, 1987
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
August 13, 1987

THE JEFFERSONIAN,

Publisher

[Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 13, 1987

THIS IS TO CERTIFY, that the annexed advertisement was
published in the TOWSON TIMES, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once in each
of 1 successive weeks, the first publication appear-
ing on August 13, 1987

TOWSON TIMES,

Publisher

[Signature]

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
J. ROBERT HAINES
ZONING COMMISSIONER

August 25, 1987

S. Eric DiNenna, Esquire
409 Washington Avenue
Suite 600
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
NE corner Loch Raven Blvd. and Amuska Rd.
(8509 Loch Raven Blvd.)
9th Election District - 4th Councilmanic District
C & C Holding Company - Petitioner
Case No. 88-100-SPHA

Dear Mr. DiNenna:

This is to advise you that \$124.59 is due for advertising
and posting of the above property. This fee must be paid before an
Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON
THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by
this office until the day of the hearing itself.

Please note: more County, Maryland, and remit
Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 37875

DATE: 8/25/87 ACCOUNT: 37875
RECEIVED FROM: Arnold Jablon, Esquire, Inc., 8509 Loch
Raven Blvd., Towson, Md. 21204
FOR: Advertising & Posting Fees on Case 88-100-SPHA
VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR
SPECIAL HEARING
AND VARIANCE
9th Election District
Case No. 88-100-SPHA
LOCATION: Northeast Corner Loch
Raven Boulevard and Amuska Road
(8509 Loch Raven Boulevard)
DATE AND TIME: Wednesday, September 2, 1987, at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Special Hearing to approve the use of existing alley as a driveway for proposed parking
Petition for Zoning Variance to permit 17 parking spaces in lieu of the required 73 spaces and 9 parking spaces without the required maneuvering area on a lot

Case No. 88-100-SPHA

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
20th day of July, 1987.

Petitioner: C & C Holding Co.
Petitioner's Attorney

Received by: [Signature]
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 25, 1987

CHIEF OF OFFICE: ALAN
J. JABLON, Chairman
Towson, Maryland 21204

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Public Planning

Board of Education

Zoning Administration

Industrial Development

S. Eric DiNenna, Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

RE: Item No. 477 - Case No. 88-100-SPHA
Petitioner: C & C Holding Company
Petition for Special Hearing and Zoning Variance

Dear Mr. DiNenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted
with the above-referenced petition. The following comments
are not intended to indicate the appropriateness of the zoning action
requested, but to assure that all parties are made aware of
plans or problems with regard to the development plans that may
have a bearing on this case. The Director of Planning may file a
written report with the Zoning Commissioner with recommendations
as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Com-
mittee at this time that offer or request information on your
petition. If similar comments from the remaining members are re-
ceived, I will forward them to you. Otherwise, any comment that
is not informative will be placed in the hearing file. This peti-
tion was accepted for filing on the date of the enclosed filing
certificate, and a hearing scheduled accordingly.

Very truly yours,
[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:bjjs

Enclosures

cc: File



Maryland Department of Transportation
State Highway Administration

RECEIVED
JUN 1 1987

ZONING OFFICE

May 28, 1987

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Attn: James Dyer

RE: Baltimore County
Item #477
Property Owner:
C & C Holding Company
Location: NE/C Loch
Raven Blvd.
Maryland Route 542
and Amuska Road
Existing Zoning: B.L. - CNS
Proposed Zoning:
Special Hearing to approve
the use of existing alley
as a driveway for
proposed parking and
variance to permit 17
parking spaces in lieu
of the required 73
spaces and to permit 9
parking spaces without
the required maneuvering
area on a lot
Area: 19,750 sq. feet
District: 9c

Dear Mr. Jablon:

On review of the submittal of May 1, 1987 and
a field inspection, the State Highway Administration
finds all access to Loch Raven Boulevard Maryland Route
542 generally acceptable.

Very truly yours,

[Signature]
Charles Lee, Chief
Bureau of Eng. Access P rmits
by: George Wittman

CL-GW/es

cc: J. Ogle

My telephone number is 333-1350
Interpretation for Impaired Hearing or Speech
383-7555 Baltimore Metro - 365-0451 D.C. Metro - 1-800-952-0022 Statewide Toll Free
P.O. Box 717/707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350

Mr. Richard Moore
Acting Director

June 10, 1987

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 477 -ZAC-
Property Owner:
C & C Holding Company
Location:
NE/C Loch Raven Blvd. and Amuska Road
Existing Zoning:
Proposed Zoning:
Special Hearing to approve the use of
existing alley as a driveway for proposed
parking and a Variance to permit 17
parking spaces in lieu of the required
73 spaces and to permit 9 parking spaces
without the required maneuvering area
on a lot
Area:
District:
19,750 square feet
9th Election District

Dear Mr. Jablon:

The requested variance to parking can be expected to cause parking
problems in the residential area to the east of the site.

Very truly yours,
[Signature]
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

NOTICE OF HEARING

THE PETITIONERS, C & C HOLDING COMPANY, AND VARIANCE
NE corner Loch Raven Boulevard and Amuska Rd.
(8509 Loch Raven Blvd.)
9th Election District - 4th Councilmanic District
C & C Holding Company - Petitioner
Case No. 88-100-SPHA

TIME: 11:00 a.m.

DATE: Wednesday, September 2, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 35097

DATE: 8/25/87 ACCOUNT: 35097

AMOUNT: \$ 200.00

RECEIVED FROM: C & C Holding Co.

FOR: Advertising & Posting Fees on Case 88-100-SPHA

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Fire Department
Towson, Maryland 21204-2506
484-4800

Paul H. Reinke
Chief

May 28, 1987

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Dennis F. Rasmussen
County Executive

Re: Property Owners: C and C Holding Company

Location: NE/C Loch Raven Blvd., and Anuskai Road

Item No.: 477

Zoning Agenda: Meeting of 5/26/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: [Signature] Noted and Approved: [Signature]
Planning Section Fire Prevention Bureau
Special Inspection Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Bert Haines, Zoning Commissioner

TO: Zoning Administration

Date: August 20, 1987

Norman E. Gerber, AICP
FROM: Director of Planning and Zoning

SUBJECT: Zoning Petition 88-100-SPHA

This office is opposed to the granting of the subject petition. We share the concerns expressed by the Bureau of Traffic Engineering about the parking variance; we are concerned that any parking overflow would use the streets in the adjacent residential area. Further, we are opposed to the incorporation of the alley into the parking lot at the rear of the building because it is used "residentially". Further, this office is of the opinion that the zoning regulations require the parking and driveways on-site. Finally, the Division of Current Planning and Development noted the CRG process or a waiver therefrom is required.

[Signature]
Norman E. Gerber, AICP
Director

NEO:KAK:ide

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

RECEIVED
AUG 27 1987

ZONING OFFICE

Re 88-100-SPHA

RD

FINDINGS OF FACT, etc.

The Petitioner has requested the Zoning Commission permit use of the existing alley as a driveway for proposed parking and a variance to permit 9 parking spaces in lieu of the required 73 spaces and to permit 9 parking spaces without the required maneuvering area on a lot as more fully described in Petitioner's Exhibit 1.

Petitioner appeared and testified Charles Vogel, owner of C & C Holding Company, Petitioner, appeared and testified [Signature] by counsel. Paul Lee, engineer and John H. Donnick Esq. also appeared on behalf of Petitioner. No Protestants appeared.

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.

SUITE 600
MERCANTILE TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 296-6820

May 12, 1987

Arnold Jablon
Zoning Commissioner
for Baltimore County
County Office Building
Towson, Maryland 21204

RE: My Client: C & C Holding Company, Inc.
Petition for Variance and Special Hearing
My File No.: 87-27

Dear Mr. Commissioner:

Enclosed herewith please find the necessary Petitions and plats and descriptions as well as my check in the amount of \$200.00 for the filing of a Special Hearing and Variance concerning the above-captioned matter.

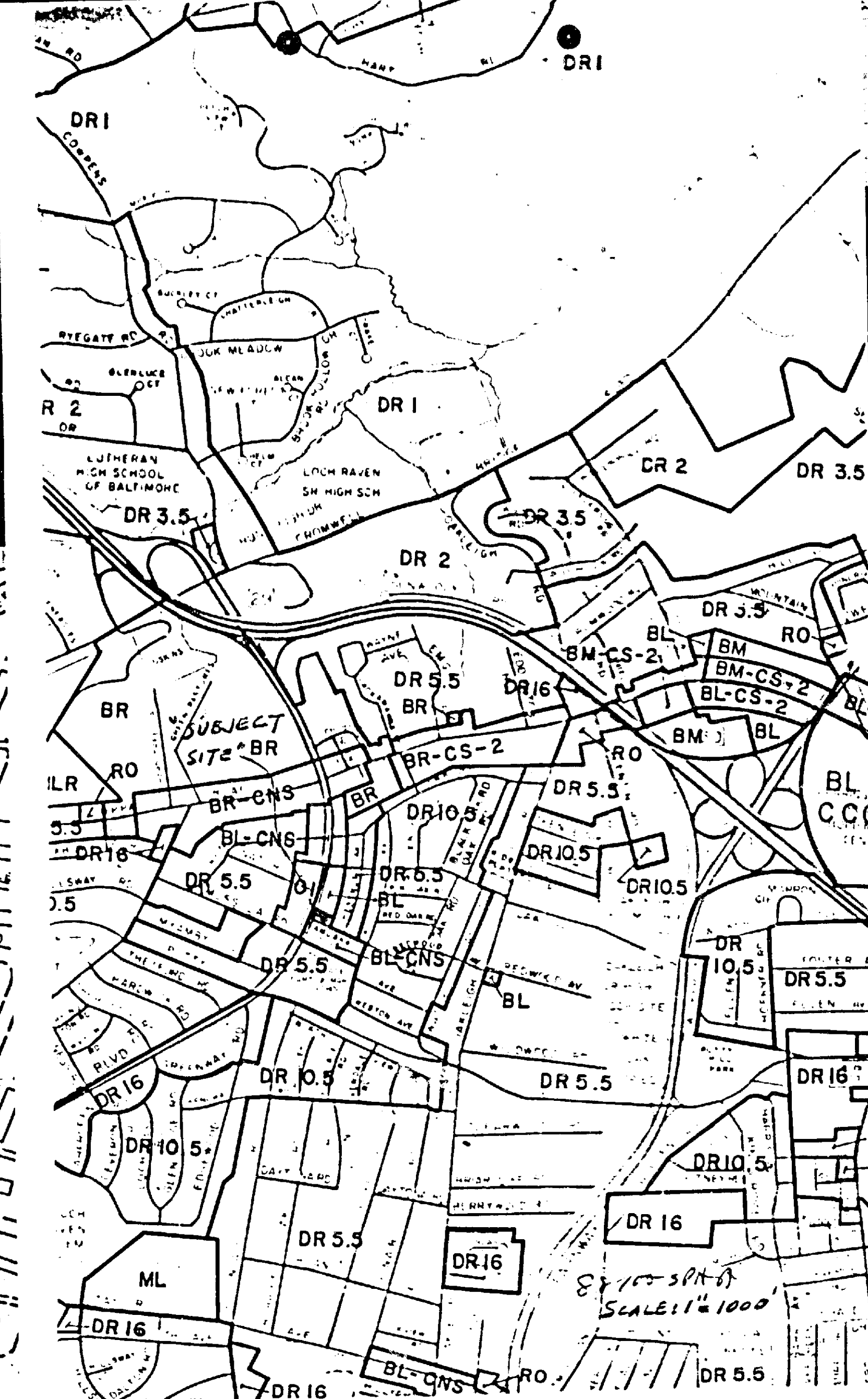
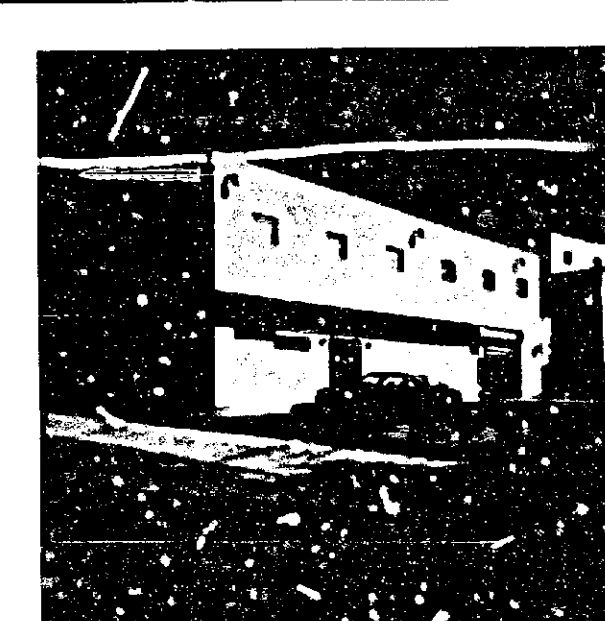
Would you be so kind as to forward same to the Zoning Advisory Committee for review and conduct a hearing as soon as possible.

Very truly yours,

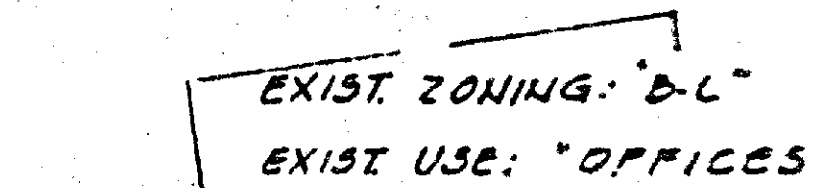
[Signature]
S. ERIC DINENNA

SED:kar
Enclosures
cc: C & C Holding Company, Inc.
c/o Mr. Charles T. Vogel
John H. Donnick, Esquire

Petitioner's
Exhibit 2
A-J 10 pictures



LOCH RAVEN BLYD



LOT 165

PLAT 1
" RIDGELEIGH

"RIDGELEIGH
14-34

EXIST. ZONING: "DR 5.5"
EXIST. USE: "RESIDENTIAL"

1. AREA OF EXISTING SITE = 17,975 S.F. (0.41 AC.) 3 CALED
2. EXISTING ZONING OF SITE = "BL - CNS"
3. EXISTING USE OF SITE = FLOORCOVERING STORE & OFFICE SYSTEMS OFFICE"
4. PROPOSED ZONING OF SITE = "BL - CNS"
5. PROPOSED USE OF SITE = FLOORCOVERING STORE & OFFICE SYSTEMS OFFICE"
6. AREA OF EXISTING BUILDING = 30.5' x 75' = 2287.5 S.F./FLOOR
7. AREA OF PROPOSED ADDITION = 18' x 24' = 432 S.F.
BASEMENT 18' x 24' = 432 S.F.
864 S.F.
8. REQUIRED OFF-STREET PARKING:
 - A. EXISTING BUILDING = 2(6360) = 12,720 / 200 = 63.6 RS.
 - B. PROPOSED ADDITION = 1705 = 1,705 / 200 = 8.5 RS.

REQ'D. PARKING SPACES = 72.2 = 73 RS.

2 EXISTING AND PROPOSED PARKING SPACES AS SHOWN = 17 P.S.

10. EXISTING SITE CONNECTED TO PUBLIC UTILITIES

11. PETITIONER IS REQUESTING A VARIANCE TO SECTION 409.2.b(3) OF THE ZONING REGULATIONS TO PERMIT 17 PARKING SPACES INSTEAD OF THE REQUIRED 73 PARKING SPACES (A VARIANCE OF 56 SPACES)

12. PETITIONER REQUESTING A SPECIAL HEARING TO SECTION 499.5 OF THE ZONING REGULATIONS FOR AN EXCEPTION TO PERMIT USE OF EXISTING ALLEY AS A DRIVEWAY FOR PROPOSED TURNING SPACES.

PLAT TO ACCOMPANY PETITION
FOR

VARIANCE AND SPECIAL HEARING
* 8509 LOCH RAVEN BOULEVARD

9TH ELECT. DIST.

SCALE: 1" = 20'

BALTIMORE COUNTY, MD

MAY 1, 1987

FAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204



LOCATION PLAN

SCALE: 1" = 500'

PETITIONER'S
EXHIBIT 1

477
2 Signs
88-100-SPNA